

7177 Goulburn Valley Hwy, Koonoomoo, VIC 3644

Sold - 18/10/2024

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## Embrace Summer in Style!

We invite you to discover this exceptional four-bedroom ensuite home in Koonoomoo, perfectly designed for both relaxation and entertainment. Nestled on approximately 3.5 acres of beautifully manicured, low-maintenance lawns and gardens, this property boasts an array of features that will elevate your lifestyle.

**Open for Inspection**

By Appointment.

As you step inside, you'll be greeted by a spacious formal lounge and an expansive games/family room, seamlessly leading to an outdoor BBQ and spa area-ideal for hosting gatherings. The timber kitchen is complemented by both formal and informal dining spaces, while stunning exposed brick walls and timber accents throughout enhance the home's charm.

Enjoy year-round comfort with features including floor heating, an open fireplace, a cozy Coonara, and ducted evaporative cooling. The double garage, conveniently positioned under the roofline, ensures ease of access. Outdoor leisure is taken to the next level with a fantastic in-ground pool, accompanying entertaining area, BBQ, and bar, perfect for summer days and nights.

For the hobbyist or those requiring extra storage, this property offers an impressive array of sheds: an American-style barn with a concrete floor, power, car hoist, and roller door; a 2-bay shed for your boat and trailer, complete with a lean-to for garden equipment; and a 3-bay machinery shed equipped with concrete flooring and power. Additionally, there's a wood shed, a dedicated dog run, and a chook shed for those looking to embrace a self-sufficient lifestyle.

With a domestic bore, rainwater tanks, and an array of fruit trees and wine grape vines, this property not only offers beauty but also functionality. An automatic sprinkler system ensures the gardens thrive effortlessly. Situated just a few kilometers from the picturesque Murray River and conveniently close to both Cobram and Tocumwal, this truly magnificent property is waiting for you to call it home.

Don't miss your opportunity-book your inspection today!

Additional Features:  
• Outdoor entertainment area

### Listed By

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